

ZONING AND ADJUSTMENT BOARD

June 2, 2003

The Zoning and Adjustment Board of Sumter County, Florida convened on Monday, June 2, 2003 at 6:30 P.M. with the following members present: Chairman Larry Story, Dossie Singleton, Dave Pierazek, Richard Bradley, Doug Childers, Jr., Mark Caruthers, Frank Topping, Rusty Mask, and Dale Nichols. Evan Merritt, Lamar Parker, and Todd Brown were absent. Terry Neal, Board Attorney, was present. Roberta Rogers, Director of Planning & Development, and Aimee Webb, Board Secretary, were present.

The Board members led everyone in the pledge of allegiance and prayer.

Mr. Bradley made a motion to approve the minutes from the ZAB Meeting on May 19, 2003. Mr. Caruthers seconded the motion and the motion carried.

Mr. Story presented the Proof of Publication.

ZP2003-48

Carl Stephens

Board member, Mr. Bradley, declared a conflict of interest. Carl Stephens was present and requesting a rezoning from R1 to R6M on a vested lot of record. There were ten notices sent. Of the ten notices sent, three were received in favor and none in objection. There were no objections from the audience. There were no further questions or discussion from the Board. Mr. Caruthers made a motion to recommend approval of the rezoning to the Board of County Commissioners based on the information provided in the staff report. Mr. Mask seconded the motion and the motion carried.

ZP2003-49

Dale & Renae Nichols, Et al

Board member, Dale Nichols, declared a conflict of interest due to an interest in the property. Dale Nichols was present and requesting a rezoning from A5, RR and R2C to RR1C and R2M on twenty acres MOL. There were ten notices sent. Of the ten notices sent, one was received in favor and none in objection. There were no objections from the audience. Mr. Nichols explained to the Board he has twelve lots, which were approved through minor subdivision in the Planning Department. There were no further questions or discussion from the Board. Mr. Caruthers made a motion to recommend approval of the rezoning to the Board of Sumter County Commissioners based on the information provided in the staff report. Mr. Bradley seconded the motion and the motion carried.

ZP2003-50

Darrell Segrest

Darrell Segrest was present and requesting a rezoning from A5 to RR1C on two acres MOL. There were ten notices sent. Of the ten notices sent, two were received in favor and none in objection. There were no objections from the audience. There were no further questions or discussion from the Board. Mr. Caruthers made a motion to

recommend approval of the rezoning to the Board of Sumter County Commissioners based on the information provided in the staff report. Mr. Nichols seconded the motion and the motion carried.

ZP2003-47

J. A. Dyess, Et al

Ted Graham, representative for the applicant, was present and requesting a rezoning from A5 and R1 to ID on 93.1 acres MOL to bring the property into compliance with the Future Land Use Map. There were twenty-five notices sent. Of the twenty-five notices sent, none were received in favor and ten in objection. There were several audience members in objection listed as follows: Randall Merritt, Elliott Dixon, Wendy Farley, Deborah Blackwell, Arthur Rivers, Glen Hinson, Tim Matthews, Wendy Dixon, Jason Stubbs, and Nathaniel Davis. Mr. Graham explained to the Board he would like to construct a new concrete plant on approximately twenty acres of the 93.1 acres parcel with access off C-462.

The concerns from the audience were: decrease of property value, quality of life, dust and dirt, health problems, noise, and operations of business 24 hours a day, 7 days of week. Mr. Graham gave information to the Board as to dust containment and irrigation. The Board held a discussion as to whether the area was more suited to the IP zoning (Planned Industrial). Mr. Graham stated he would amend his application to IP provided approximately forty acres of the parcel were zoned ID. Mr. Graham also requested his application be postponed from the June 10 Board of County Commissioners meeting to the June 17 BOCC meeting.

There were no further questions or discussion from the Board. Mr. Topping made a motion to recommend approval of the rezoning to the Board of County Commissioners provided the application was amended to have two zoning classifications of ID (most northwestern portion of the property) and IP. Mr. Caruthers seconded the motion. Mr. Topping amended the above motion to the ID zoning having a maximum of forty acres and the balance of the property will be zoned IP. Mr. Caruthers seconded the amended motion and the amended motion carried.

Mr. Caruthers made a motion to adjourn the meeting. Mr. Topping seconded the motion and the motion carried.

The meeting adjourned at 8:13 p.m.

Chairman
Zoning & Adjustment Board